



CITY OF MONMOUTH COUNCIL MEETING MINUTES



Date: Monday, July 6, 2020

Time: 6:00 p.m.

Location: 100 East Broadway
Monmouth, Illinois

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Rod Davies called the meeting to order in the Council Chambers at City Hall, 100 East Broadway at 6:00 p.m. and led the audience in the Pledge of Allegiance to the Flag.

II. ROLL CALL

City Clerk Susan S. Trevor called the roll and those answering **Present were:** Aldermen Justin Thomas, Tony Cook, Alderwoman Susan Twomey (remotely), Brian Daw, Robert Wells, Juan Pinedo, Dan Heatherly and Alderwoman Mary Kelly **Also Present:** Mayor Rod Davies, City Clerk Susan S. Trevor and Administrator Lew Steinbrecher **Also Present in Adjacent Room:** City Attorney Marcum Spears, Communications Director Ken Helms, Building and Zoning Director Joe Clark, MFD Chief Casey Rexroat, MPD Chief Joe Switzer and Woodard and Curran Public Works Director Andy Jackson

III. APPROVAL OF MINUTES

A. Approval of June 15, 2020 Council Meeting Minutes, June 22, 2020 Public Hearing for DCEO Rebuild Illinois Grant Minutes and June 22, 2020 Special Council Meeting Minutes

It was moved by Alderman Cook and seconded by Alderwoman Kelly to approve the June 15, 2020 Council Meeting Minutes, June 22, 2020 Public Hearing for DCEO Rebuild Illinois Grant Minutes and the June 22, 2020 Special Council Meeting Minutes collectively as presented. AYE: Alderman Cook, Aldermen Daw, Wells, Pinedo, Heatherly and Alderwoman Kelly **PASS:** Alderman Thomas and Alderwoman Twomey (remotely). **NAY:** none **MOTION CARRIED.**

IV. PRESENTATION TO THE COUNCIL

A. Presentations or Citizen Inquiries (All inquiries are limited to 3 minutes per City Ordinance)

There were none to be heard.

B. Consent Agenda

1. Approval of Bills

It was moved by Alderman Heatherly and seconded by Alderman Pinedo to approve the bills as presented. AYE: Alderman Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly and Alderman Thomas **NAY:** none **MOTION CARRIED.**

V. COMMITTEE OF THE WHOLE

A. Building and Zoning June Report – Director Clark

Director Clark reported the following:

- ✓ During the COVID-19 Pandemic only commercial site visits are being done.
- ✓ Door hangers are being used for mowing violations and have had fairly successful results.
- ✓ ZBA and Planning Commission have resumed meeting according to IDPH guidelines.
- ✓ The Y.M.C.A. pool is filled and is awaiting IDPH inspection for certification.
- ✓ The Strom Center façade and parapet repair have been completed.
- ✓ Loves Travel Stop is close to completion.
- ✓ Smithfield due to the COVID-19 Pandemic has constructed 3 carport structures to conduct employee screening prior to the employees entering the main gate.

B. Woodard and Curran May Report – Director Jackson

- The West 11th Avenue street upgrade is complete with no cost to taxpayers.
- The lift station for the West 11th Avenue sewer is going in this week.
- The East Euclid Avenue water main replacement will start the 13th of July with an estimated 45-60 days completion date. The plan is to do one block at a time.
- The cost of the West Harlem water main replacement is \$1.1 million. The maximum Federal CDBG grant amount the City can receive is \$550,000. The City will have to come up with the remaining funding.
- The cost for the West Harlem street replacement is \$3.2 million. There currently are three funding sources available with \$1.3 million from MFT; \$1.2 from Federal Highway Funds and \$625,000 from the Illinois Bonds Fund. The remainder left is approximately \$100,000, which will come from local MFT funds.
- There are three retirements in the Public Works Department this year. Bob Gray retired in May after 35 years. Mike Ross is retiring in August after 46 years and Gary Ward is retiring at the end of August after 43 years. Initially the positions of Bob Gray and Mike Ross will be left vacant, but Gary Ward's position at the Transfer Station will be filled.

C. J.B.'s Woodshed Façade Grant

Administrator Steinbrecher explained that Becky Shearer, Owner of J.B.'s Woodshed has applied for a Monmouth Façade Program grant to improve the appearance of her business establishment located at 110 East 1st Avenue. The estimated cost of the project is \$16,700. The project has been reviewed and recommended by members of the Façade Committee. This project would qualify for a 50% matching grant up to a maximum of \$7,500 under the Façade Program guidelines. The Administration is recommending approval of the funding for this project. **It was moved by Alderwoman Kelly and seconded by Alderman Daw to approve the Façade Grant for J.B.'s Woodshed.** AYE: Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook NAY: none **MOTION CARRIED.**

D. Old Y.M.C.A. Gymnasium Building Rehabilitation Grant

Administrator Steinbrecher explained that Brian Miller, owner of the former Y.M.C.A. building on South 1st Street has plans to correct and straighten a bulge in the upper portion of the North wall of the gymnasium along East 1st Avenue, where bricks have loosened over the years due to water damage. The cost of this repair work will be \$21,482. The owner has agreed as part of the City's commitment to financially assist with his building rehabilitation project to undertake a roof replacement project within a year to prevent water from continuing to leak down this wall. The Administration is recommending approval of a \$7,000 grant under the City's Downtown TIF Commercial Building Rehabilitation Program. **It was moved by Alderman Heatherly and seconded by Alderwoman Kelly to approve a \$7,000 grant to Mr. Miller under the TIF Commercial Building Rehabilitation Program.** AYE: Aldermen Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas and Cook
NAY: Alderwoman Twomey (remotely) **MOTION CARRIED.**

E. Refinancing Debt to Lower Interest Rate/Costs

In an effort to continue to save the City money, Administrator Steinbrecher explained that the City is able to refinance their GOB 2010 bonds with a lower interest rate of 2.265% from the current 4.4% interest rate. This would save the City approximately \$419,415. The Administration is asking for Council's approval to authorize Mayor Davies and myself to pursue the refinancing of the GOB 2010 Bonds. **It was moved by Alderman Daw and seconded by Alderwoman Kelly to authorize Mayor Davies and Administrator Steinbrecher to pursue the refinancing of the 2010 GOB Bonds.** AYE: Aldermen Wells, Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey (remotely), and Alderman Daw. NAY: none **MOTION CARRIED.**

F. Extend Bar and Restaurant Outdoor Seating to October 31, 2020

Mayor Davies said that the original approval was for a 60-day temporary outdoor seating for bars and restaurants during the COVID-19 Pandemic closures to help the businesses. It has been successful and the City has received requests to continue with the outdoor seating. The Administration is recommending that outdoor seating continue to be allowed until October 31st. **It was moved by Alderman Daw and seconded by Alderman Cook to continue the outdoor seating for bars and restaurants until October 31, 2020.** AYE: Aldermen Pinedo, Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw and Wells. NAY: none **MOTION CARRIED.**

G. Engineering Service Agreement for Airport Hangar

Administrator Steinbrecher informed the Council that the Administration is recommending that the City enter into an Engineering Service Agreement with Hutchison Engineering of Jacksonville, IL. to assist the City with the design and building of our new airport hangar. The building of the new hangar will be partly covered by our insurance claim payout, but it will also be eligible for Federal re-imbusement once the hangar is completed. The FAA has not officially signed off on the City's Airport Layout Plan as of yet. Alderman Daw said the re-imbusement money comes from the Aviation Trust Fund. **It was moved by Alderman Wells and seconded by Alderman Heatherly to approve the Engineering Service Agreement with Hutchison Engineering, not to exceed \$44,000, for the design and build of the City's new airport hangar.** AYE: Alderman Heatherly, Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells and Pinedo NAY: none **MOTION CARRIED.**

VI. ORDINANCES

A. 1st Reading

1. 20-018, Declaration of MFD Surplus Property

MFD Chief Rexroat explained that the department has two self-contained breathing apparatus that they no longer use and a neighboring department would like to have them. **It was moved by Alderman Cook and seconded by Alderwoman Kelly to declare the two self-contained breathing apparatus as surplus property. AYE:** Alderwoman Kelly, Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo and Heatherly

2. 20-019, Setback Variance, 221 East Broadway

The Methodist Church is requesting a variance of 18 feet instead of the 25 feet required from the West side of its South 2nd Street property line for a new sanctuary. **It was moved by Alderman Heatherly and seconded by Alderman Daw to follow the recommendation of the Zoning Board of Appeals and approve the Setback Variance for 221 East Broadway. AYE:** Aldermen Thomas, Cook, Alderwoman Twomey (remotely), Aldermen Daw, Wells, Pinedo, Heatherly and Alderwoman Kelly

3. 20-020, Special Use Variance, 832 North B Street

Mr. Vazquez requested a Special Use Variance to operate a home-based barbershop in his home located at 832 North B Street. **It was moved by Alderman Daw and seconded by Alderman Wells to follow the recommendation of the Zoning Board of Appeals and approve the Special Use Variance for 832 North B Street. AYE:** Aldermen Cook, Daw, Wells, Pinedo, Heatherly, Alderwoman Kelly and Alderman Thomas **NAY:** Alderwoman Twomey (remotely).

MOTION CARRIED.

VII. OTHER BUSINESS

There was none to be considered.

VIII. ADJOURNMENT

It was moved by Alderman Heatherly and seconded by Alderman Cook to adjourn the July 6, 2020 meeting at 6:45 p.m. MOTION CARRIED by unanimous voice vote.

Mayor Rod Davies

City Clerk Susan S. Trevor